CALLAHAN, CALWELL & LAUDEMAN Scheiter

Baltimore Federal Building St. Paul and Fayette Sts. Baltimore, Md. 21202

ATTORNEY'S SALE

OF VALUABLE FEE SIMPLE SUBSTANTIALLY COMPLETED DWELLING

Under and by virtue of the power and authority contained in two Mortgages from Bruce Carey Elman to Baltimore Federal Savings and Loan Association, both dated May 9, 1973 and recorded among the Land Records of Frederick County in (1) Liber ECW 911 folio 429, and (2) Liber ECW 911 folio 432 (default having occurred thereunder), the undersigned Attorney will sell at public auction on the premises on:

TUESDAY, OCTOBER 8TH, 1974

AT 11:00 A.M.

all that fee simple lot of ground and the improvements thereon, situate on Mid Lynn Court in the development of Mid County View in the New Market District of Frederick County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 21, Block A, Section 3, as shown on Plat No. 2, Part of Block A, C and E, Section 3, Mid County View, and recorded among the Land Records of Frederick County in Plat Book No. 6, folio 142.

According to the above plat, this property is situate on the northwesterly curve of Mid Lynn Court and indicates a frontage on this curve of approximately 65 feet with an irregular depth.

The property will be offered and sold subject to any covenants, conditions, restrictions, etc., and utility agreements, of record, affecting the property, particularly, (1) Covenants, conditions and restrictions set out in Deed dated 4/20/72 and recorded in Liber 875 folio 409 from Manchester Garden Apartments, Inc. to Bruce Carey Elman; and (2) 20 toot irregular drainage easement and notations as shown on the above mentioned plat; and (3) drainage easement 10 feet wide along and within the Westerly outline of property as shown on the above mentioned plat, this being a portion of a 20 foot wide easement, the center line of which being said outline of property.

The improvements consist of a new substantially completed unoccupied frame rancher, living room with loft overlooking, dining room, kitchen, powder room, family room, 3 bedrooms, 2 baths, basement with double garage, electric heat, planned for thermopane windows.

Directions to property: Interstate Rt. 70N, South on Md. 27 for approx. 1/2 mile, right at Penns Shop Road, right at Md. 80 (Fingerboard Rd), right on Lynn Burk Rd., lett on Mid County Dr., right at Mid Lynn Court to property.

TERMS OF SALE: A cash deposit of \$3,500.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest from date of sale to date of settlement. Taxes, public charges and assessments, and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

WALTER S. CALWELL, Attorney Named in Mortgage

A. J. BILLIG & COMPANY

Auctioneer 16 E. Fayette St., Balto., Md. 21202

752-8440

ACKNOWLEDGMENT OF PURCHASE

The undersigned does hereby akcnowledge that it has purchased the real estate described in the advertisement attached hereto, at and for the sum of Thirty-eight Thousand Dollars (\$38,000.00) being due and payable at the time of final settlement; and it does further covenant and agree that it will comply with the terms of sale as expressed in the advertisemnt attached hereto.

BALTIMORE FEDERAL SAVINGS AND LOAN ASSOCIATION

... Vice President

Purchaser

VII Juliall W.S.Calwell

Evkebet Filed action 24, 1974